



## Land Sales Specialists

*Setting the trend for how Real Estate is sold in the Midwest.*  
**www.BarnesRealty.com**

18156 Hwy 59  
Mound City, MO 64470  
(660) 442-3177

1711 Oregon  
Hiawatha, KS 66434  
(785) 742-4580

1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### ***110 Acres +/- Andrew County, MO***

*This tract lays nice and has blacktop frontage and all the amenities. Offers outstanding wildlife habitat for all various types of games coupled with good crop production, this tract will certainly make someone a good investment! Talk to the listing agent if you're interested in divide options: timber/row crop. The Owner plans to sell the home in the next couple seasons or sooner as well so if you buy the land he's willing to execute a right of refusal to any successful Buyers. This tract truly has the perfect mix of timber and habitat to hunt and row crop for income. If you're looking for land in the area make sure you check this one out!*

#### **LOCATION:**

Property is located approx. 0.7 miles East of Rea, MO. on Hwy 48. Property is on the South side of the road.

#### **PRICE:**

\$3,650.00/taxable acre or \$401,500.00 total.

**PRICE REDUCED! \$3,250.00/taxable acre or \$357,500.00 total.**

#### **FSA INFORMATION:**

See FSA information below.

#### **IMPROVEMENTS:**

Pole shed w/ metal siding measures  
approx. 90' X 60'

#### **TAXES/TAXABLE ACRES:**

2018 taxes were \$2,290.90 on 109.21 taxable acres.

#### **RENTAL STATUS:**

Property is cash rented for 2018. It will be available for possession at time of closing subject to rights of the tenant.

#### **LISTING AGENT:**

Jamie Barnes (660) 851-1125 or [jamie@barnesrealty.com](mailto:jamie@barnesrealty.com)

#### **BROKER PARTICIPATION:**

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

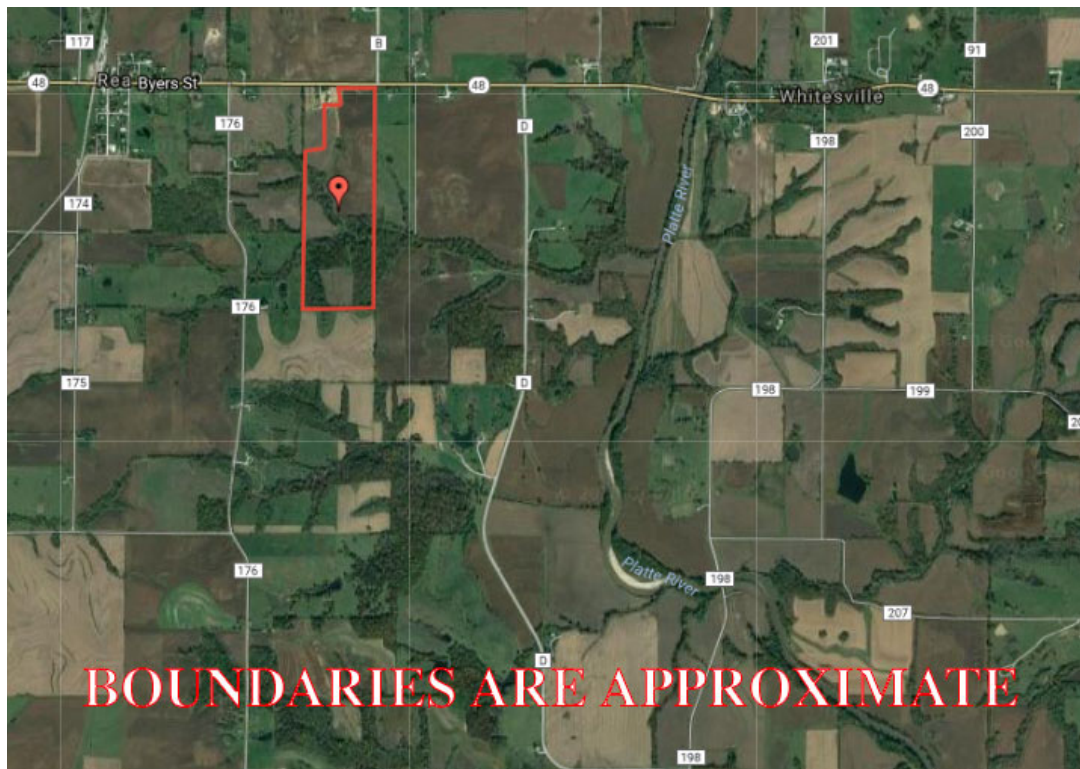
**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**



***110 Acres +/- Andrew County, MO***  
***Google Aerial Map***

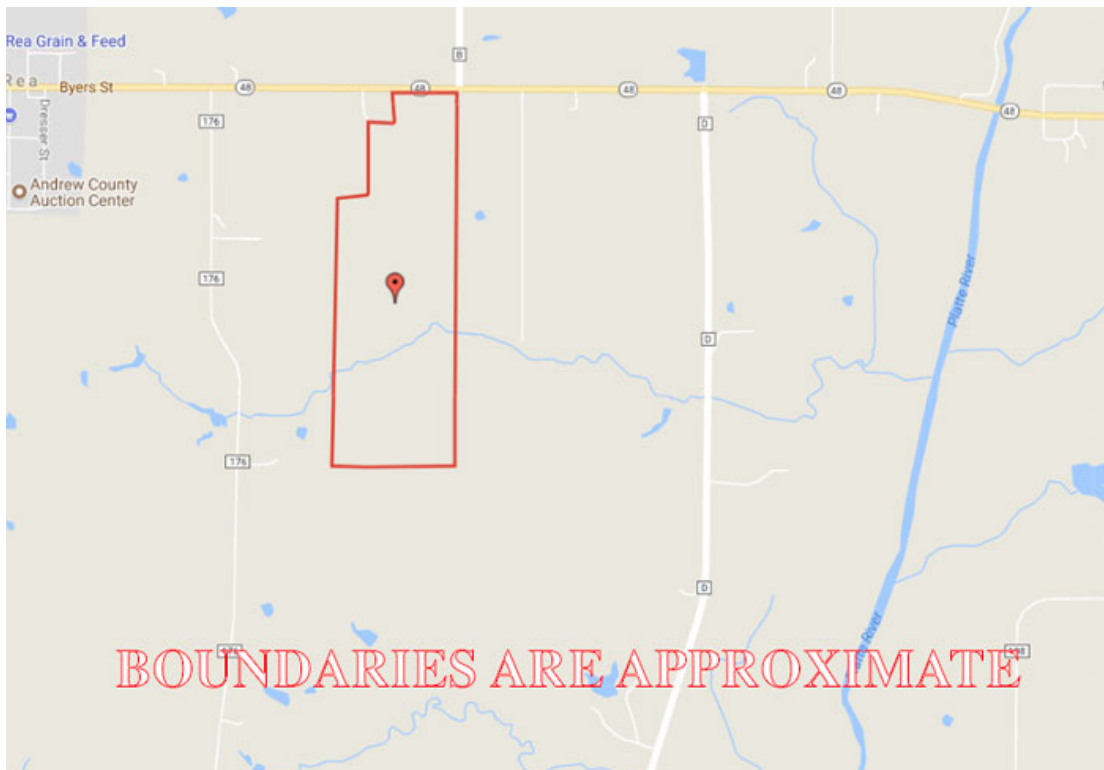


***General Location Map***

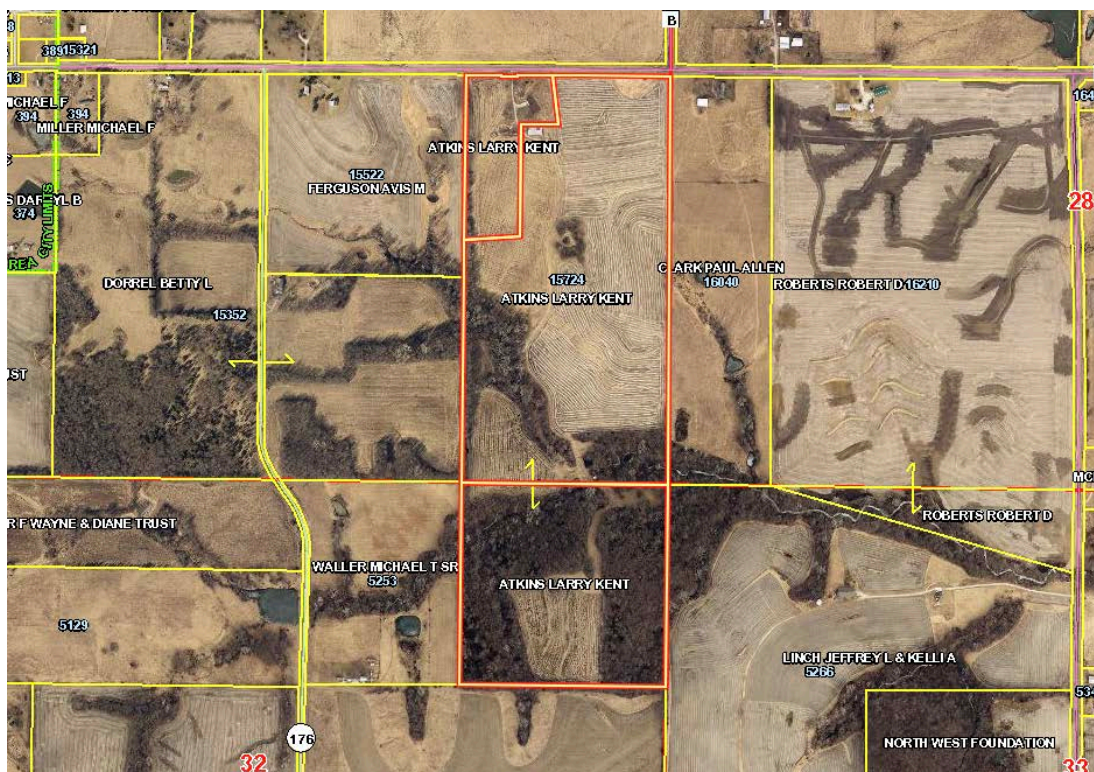




***110 Acres +/- Andrew County, MO***  
***Driving Map***



## *Tax Map*



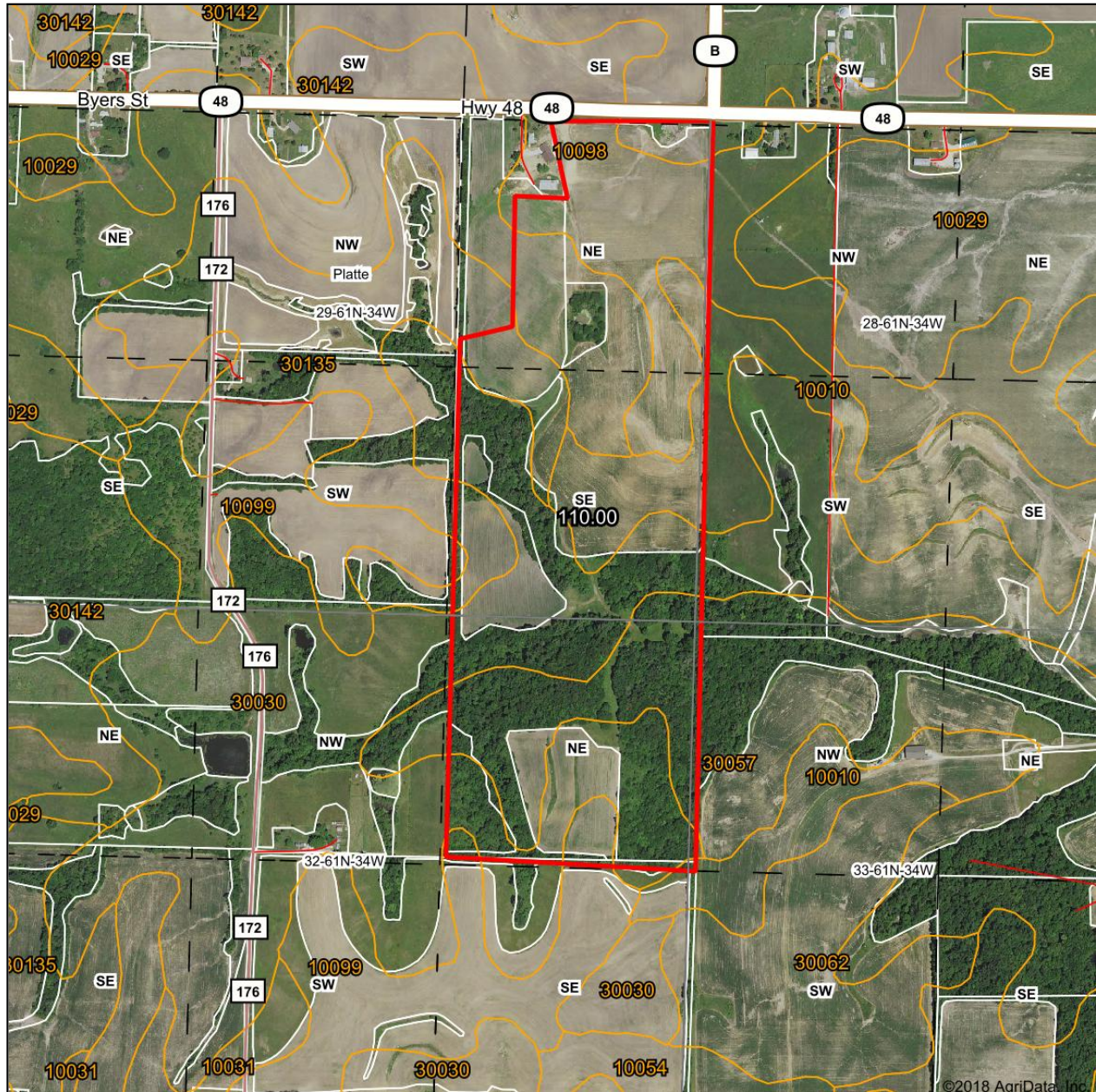
*(Does not include North West parcel)*



# 110 Acres +/- Andrew County, MO

## Surety Map

### Aerial Map



www.BarnesRealty.com  
(800) 648-3177

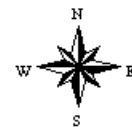
Maps Provided By:



map center: 40° 3' 19.22, -94° 45' 3.47

0ft 827ft 1654ft

29-61N-34W  
Andrew County  
Missouri



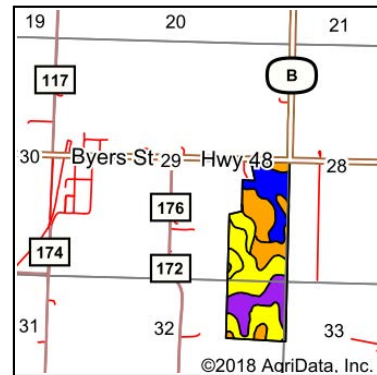
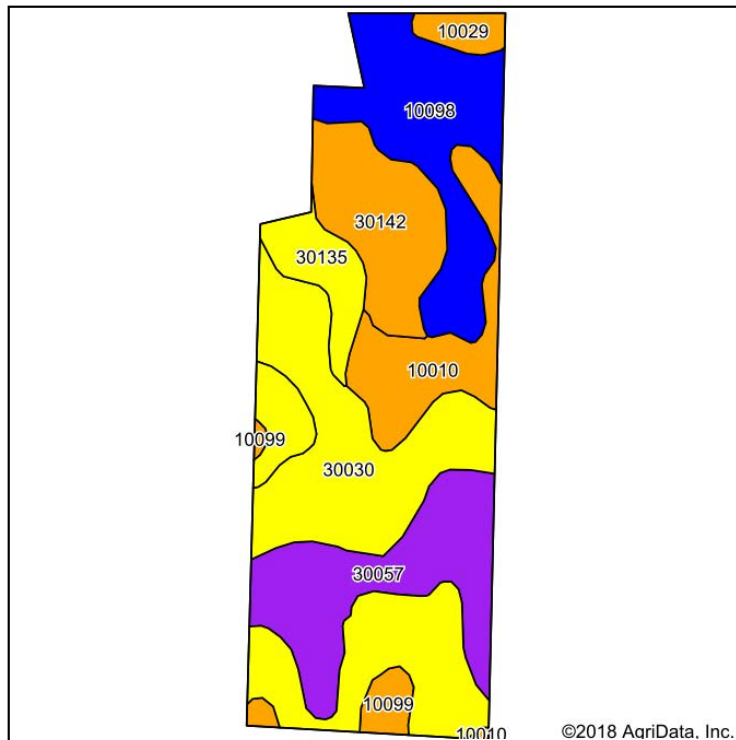
7/17/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

# 110 Acres +/- Andrew County, MO

## Soil Map

### Soils Map



State: **Missouri**  
 County: **Andrew**  
 Location: **29-61N-34W**  
 Township: **Platte**  
 Acres: **110**  
 Date: **7/17/2018**



Maps Provided By:



Area Symbol: MO003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
30030	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	36.19	32.9%		IVe	51	51	30
10098	Marshall silty clay loam, 2 to 5 percent slopes	18.71	17.0%		Ile	86	86	66
30057	Gara loam, 14 to 18 percent slopes	18.17	16.5%		VIe	68	68	55
30142	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	12.63	11.5%		IIle	65	65	44
10010	Armstrong silt loam, 5 to 9 percent slopes	10.77	9.8%		IIle	65	65	44
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	8.59	7.8%		IVe	58	58	35
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	2.73	2.5%		IIle	80	80	51
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	2.21	2.0%		IIle	59	59	37
<b>Weighted Average</b>						<b>64.2</b>	<b>64.2</b>	<b>44.3</b>

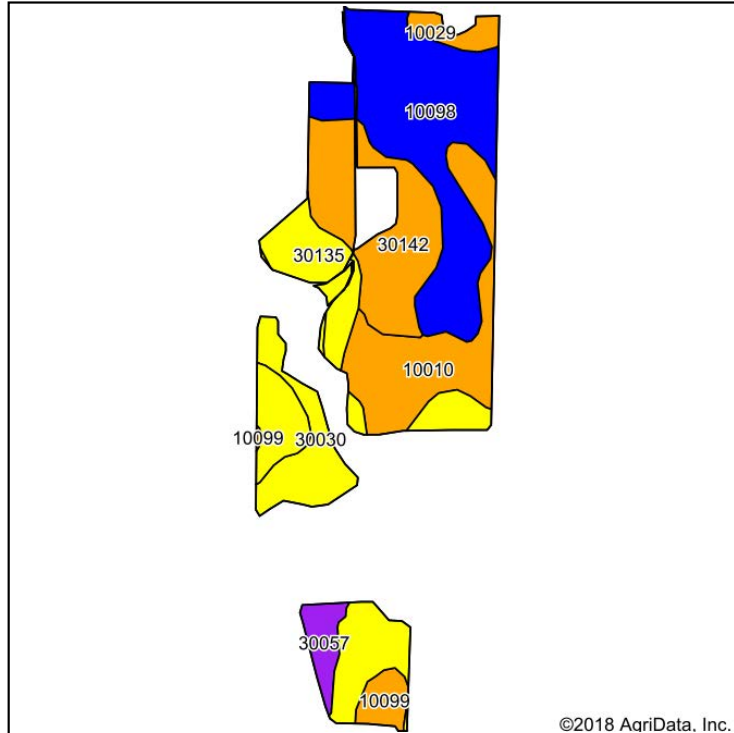
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

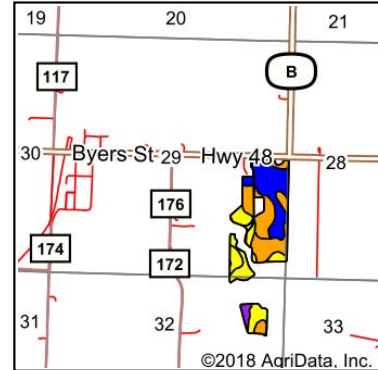
# 110 Acres +/- Andrew County, MO

## Soil Map Tillable

### Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Andrew**  
 Location: **29-61N-34W**  
 Township: **Platte**  
 Acres: **62.82**  
 Date: **7/17/2018**



Maps Provided By:



Area Symbol: MO003, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains
10098	Marshall silty clay loam, 2 to 5 percent slopes	18.54	29.5%		Ile	86	86	66
30030	Armstrong clay loam, 9 to 14 percent, slopes, moderately eroded	10.98	17.5%		IVe	51	51	30
30142	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	10.55	16.8%		IIIe	65	65	44
10010	Armstrong silt loam, 5 to 9 percent slopes	10.12	16.1%		IIIe	65	65	44
30135	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	7.60	12.1%		IVe	58	58	35
30057	Gara loam, 14 to 18 percent slopes	1.84	2.9%		VIe	68	68	55
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	1.69	2.7%		IIIe	80	80	51
10029	Higginsville silty clay loam, 5 to 9 percent slopes, eroded	1.50	2.4%		IIIe	59	59	37
<b>Weighted Average</b>						<b>68.3</b>	<b>68.3</b>	<b>47.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# 110 Acres +/- Andrew County, MO

## FSA 156 EZ

Missouri U.S. Department of Agriculture FARM: 1509  
 Andrew Farm Service Agency Prepared: 12/28/18 12:07 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2019  
 Page: 1 of 1

**DISCLAIMER: This is data extracted from the web farm database. Because of potential managing fallouts in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.**

Operator Name	Farm Identifier	Recon Number
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Farms A11110 added with Operator:  
 1635,3054,3135

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
120.47	67.27	67.27	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP				
0.0	0.0	67.27	0.0	0.0				

ARC-IC NONE	ARC-CO NONE	ARC/PLC PLC CORN,SOYBN	PLC-Default NONE
Crop	Base Acreage	CTAP Tran Yield	PLC Yield
CORN	32.05	127	0.0
SOYBEANS	32.05	32	0.0
Total Base Acres:	64.1		

Tract Number: 1376 Description: J3-S29&32 S29&32 T61-R34

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
120.47	67.27	67.27	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPUFWP		
0.0	0.0	67.27	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	32.05	127	0.0	0.0
SOYBEANS	32.05	32	0.0	0.0
Total Base Acres:	64.1			

Owners:  
 Other Producers:

# 110 Acres +/- Andrew County, MO FSA Map



All Measurements are  
For FSA Programs Only

## Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland Identifiers do not represent the  
size, shape or specific determination of the area.  
Refer to your original determination (CPA-026 and attached maps)

## Andrew Co. FSA

C=Com-Yel-gr CW=Corn-Whe-gr  
Amy=Com-Amy-gr Wxy=Corn-Wxy-gr  
SB=Soybn-com-gr Milo=Sorgh-grs-gr  
HRW=Wheat-hrw-gr SRW=Wheat-srw-gr  
H=Mixdg-IGS-1g P=Mixdg-IGS-gz  
Fg=Mixdg-LGM-1g Gz=Mixdg-LGM-gz  
Alt=Alfalfa-1g GLS=Grass-FTA-LS  
PP=preventedplanted F=Failed I=irrigated  
\*When indicated, narrow contour marked on map

1 inch equals 489 feet

Program Year: 2019

Created: 12/11/2018

Flown: 2016-06-15

clu  
orp  
plss

Farm 1509  
Tract 1376



***110 Acres +/- Andrew County, MO***  
***Aerial Photos***





***110 Acres +/- Andrew County, MO***



## DIVIDE OPTIONS

**OPTION #1: 110 ACRES +/- TRACT IN ITS ENTIRETY**

**OPTION #2: SOUTH 40 ACRES ONLY**

**OPTION #3:** NORTH 70 ACRES ONLY

**Inquire if you have questions!**

